

ARTICLE 22

SEC. 21-22 REGULATIONS FOR THE HEAVY INDUSTRIAL OR “M2” DISTRICT.

- 22.1 Purpose:** To provide areas for heavy industrial and manufacturing uses which can locate and operate away from the restrictive influences of non-industrial uses, while maintaining an environment free from offensive or objectionable noise, dust, or other nuisances. The following regulations shall apply in all “M2” districts and all uses shall be subject to development review as set forth in [Article 56](#).
- 22.2 Applicability:** The “M2” district shall be applied to industrial sites, or parcels not exceeding five (5) acres in size.
- 22.3 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).
- 22.4 Uses permitted:** The following heavy industrial and manufacturing uses are permitted: When conducted within a completely enclosed building; with up to one hundred (100) percent of the gross floor area for outdoor storage of products or materials, when within a completely screened area on the same lot; and when not exceeding six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:
- (a) Uses permitted in the “[M1](#)” district, Section 21.4; uses permitted in the “[C3](#)” district, Section 20.3. **(Ord. No. 2172, 8/12/1993)**
 - (b) Wholesale sales, storage and distribution centers when including incidental retail sales on-site. **(Ord. No. 2172, 8/12/1993)**
 - (c) Truck terminals and truck repair.
 - (d) Contractors’ equipment storage yards, and equipment rental yards. **(Ord. No. 1749, 7/7/1988)**
 - (e) Boat manufacturing and repair.
 - (f) Sale of pre-sized rock for ornamental, monument or other uses, when not involving on-site excavation, crushing, or sorting of soils or parent material.
 - (g) Industrial and residential accessory uses and accessory structures.
 - (h) One security guard or night watchman quarters when incidental to a commercial or manufacturing use; or an accessory dwelling subject to the requirements of [Section 27.3\(a\)](#).
 - (i) One administrative office when incidental to a commercial or manufacturing use.
 - (j) Other heavy commercial uses when of a similar character to those uses listed above. **(Ord. No. 1749, 7/7/1988)**

- (k) Those uses permitted in the “M2” district with a zoning permit in Table A, [Article 27](#).

22.5 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case: The following heavy industrial and manufacturing uses are permitted: When conducted within a completely enclosed building; with up to one hundred (100) percent of the gross floor area for outdoor storage of products of materials, when within a completely screened area on the same lot; and when not exceeding twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of gross floor area:

- (a) Uses permitted in Section 22.4 when exceeding six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area.
- (b) Uses permitted in Section 22.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Section 22.4 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) REPEALED. (Ord. No. 2172, 8/12/1993)
- (e) Food services such as cafes and diners when open to the public between the hours of 6:00 a.m. and 6:00 p.m.
- (f) Lumber resaw mills.
- (g) Uses which are minor additions or alterations to existing uses or structures permitted by Section 22.6, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (h) Those uses permitted in the “[M2](#)” district with a minor use permit in Table B, [Article 27](#).

22.6 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case: The following heavy industrial and manufacturing uses are permitted:

- (a) Uses permitted in Sections 22.4 and 22.5 when not conducted within a completely enclosed building; when outdoor storage exceeds one hundred (100) percent of the gross floor area; or when exceeding twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of total gross floor area:
- (b) Uses permitted in Sections 22.4 and 22.5 when not in compliance with the performance standards set forth in [Article 41](#).

- (c) Uses permitted in Sections 22.4 and 22.5 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) Auto wrecking yards, salvage and dismantling yards, and junk yards.
- (e) Concrete or asphalt batch plants, rock crushing and stone product yards, sand and gravel plants.
- (f) Commercial excavation of stone or earth materials such as quarries, gravel pits, or topsoil yards.
- (g) Lumber mills.
- (h) Processing, slaughtering, or packaging of beast, fish, or fowl such as fish canneries, meat packing plants or slaughterhouses, offal or dead animal disposal, reduction or incineration plants, or tanneries, including incidental commercial feedlots or fat rendering plants.
- (i) Manufacturing, mixing or processing of chemicals including, but not limited to, acetylene gas, acid, ammonia, asbestos, or explosives.
- (j) Electroplating establishments.
- (k) Hazardous or toxic waste disposal operations.
- (l) Manufacturing, assembly, packaging or processing of materials which incorporates processes involving the pulverization of clays, use of kilns fired by fuels other than electricity or gas, or the refining or rendering of oils or fats.
- (m) Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers. **(Ord. No. 1749, 7/7/1988)**
- (n) Other heavy industrial uses when of similar character to those uses listed in this Subsection.
- (o) Those uses permitted in the “M2” district with a major use permit in Table B, [Article 27](#).

22.7 Uses expressly prohibited: Unless otherwise listed in Sections 22.4, 22.5, or 22.6, uses permitted in any commercial district, or commercial/manufacturing district are expressly prohibited within the “[M2](#)” district.

SEC. 21-22.10 DEVELOPMENT STANDARDS.

22.11 Minimum lot size:

- (a) Public water and sewer: 12,500 square feet.
- (b) Well and public sewer; or public water and septic system: 20,000 square feet.
- (c) Well and septic system: 40,000 square feet.

22.12 Minimum average lot width:

- (a) Interior lots: One hundred (100) feet.
- (b) Corner lots: One hundred twenty-five (125) feet.

22.13 Maximum length to width ratio: Three (3) to one (1).

22.14 Maximum lot coverage: Seventy-five (75) percent. (Ord. No. 1749, 7/7/1988)

22.15 Minimum yards:

- (a) Front yard: Ten (10) feet from lot line; or thirty-five (35) feet from the centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: None; or thirty (30) feet from the lot line when contiguous to any residential district.
- (c) Side yard: None; or thirty (30) feet from the lot line when contiguous to any residential district.
- (d) Accessory structures: The above setbacks shall apply.

22.16 Maximum height: Forty-five (45) feet.

22.17 Parking: The following minimum parking requirements shall apply except as provided for in [Article 46](#).

- (a) Warehousing: One (1) space per two thousand five hundred (2,500) square feet of gross floor area.
- (b) Incidental offices: One (1) space per two hundred fifty (250) square feet of gross floor area.
- (c) Manufacturing: One (1) space for every employee on the shift having the largest number of employees, but not less than one (1) space for each six hundred (600) feet of gross floor area, minimum of four (4) spaces.
- (d) Other uses: As provided for in [Article 46](#).

22.18 Signs: As provided in [Article 45](#).

22.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)